149.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,100 / 749,100
					USE VALUE:	749,100 / 749,100
					ASSESSED:	749,100 / 749,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLOCHE CHARLES D/ETAL
Owner 2:	BLOCHE CLAIRE C
Owner 3:	
Street 1:	66 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1604 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5575.000	338,000		411,100	749,100
Total Card	0.128	338,000		411,100	749,100
Total Parcel	0.128	338,000		411,100	749,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.02 /Parcel: 467.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98058

GIS Ref

GIS Ref

Insp Date 02/24/18

!11639!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,000	0	5,575.	411,100	749,100		Year end	12/23/2021
2021	101	FV	328,300	0	5,575.	411,100	739,400		Year End Roll	12/10/2020
2020	101	FV	328,400	0	5,575.	411,100	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	262,600	0	5,575.	411,100	673,700	673,700	Year End Roll	1/3/2019
2018	101	FV	262,600	0	5,575.	364,100	626,700	626,700	Year End Roll	12/20/2017
2017	101	FV	262,600	0	5,575.	305,400	568,000	568,000	Year End Roll	1/3/2017
2016	101	FV	262,600	0	5,575.	305,400	568,000	568,000	Year End	1/4/2016
2015	101	FV	248,500	0	5,575.	264,300	512,800	512,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:50:52

LAST REV

Date	Time
03/26/18	10:20:37
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11639

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BACON SARAH E	1121-186		1/14/1994		181,000	No	No	Y	

USER DEFINED

Prior Id # 1:	98058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2005	1089	Porch	17,900			G7	GR FY07	REPLACE FRONT PORC
12/5/1999	854	Alterati	100,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	372	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5575		Sq. Ft.	Site		0	70.	1.05	8									411,074						411,100	

Total AC/HA:	0.12798	Total SF/SM:	5575	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,074	Spl Credit		Total:	411,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30461335
Const Adj.:	0.98000199
Adj $ / SQ:	172.601
Other Features:	86300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459280
Depreciation:	121250
Depreciated Total:	338030

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

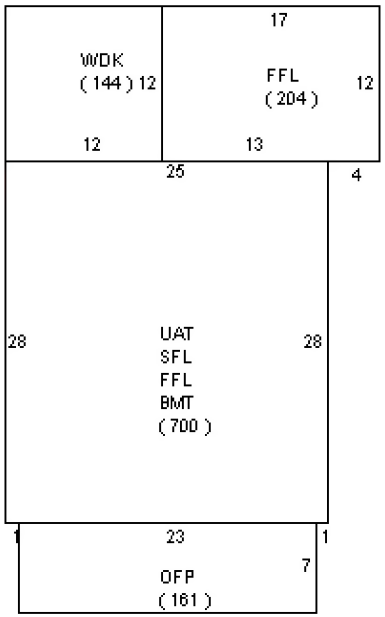
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.86
Special Features:	0	Val/Su Net:	121.41
Final Total:	338000	Val/Su SzAd	210.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	172.600	156,031
BMT	Basement	700	51.780	36,246
SFL	Second Floor	700	172.600	120,820
UAT	Upper Attic	175	69.040	12,082
OFP	Open Porch	161	26.210	4,220
WDK	Deck	144	12.690	1,827

Net Sketched Area:	2,784	Total:	331,226
Size Ad	1604	Gross Area	3309	FinArea	1604
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

149.0-0003-0012.0

IMAGE

AssessPro Patriot Properties, Inc